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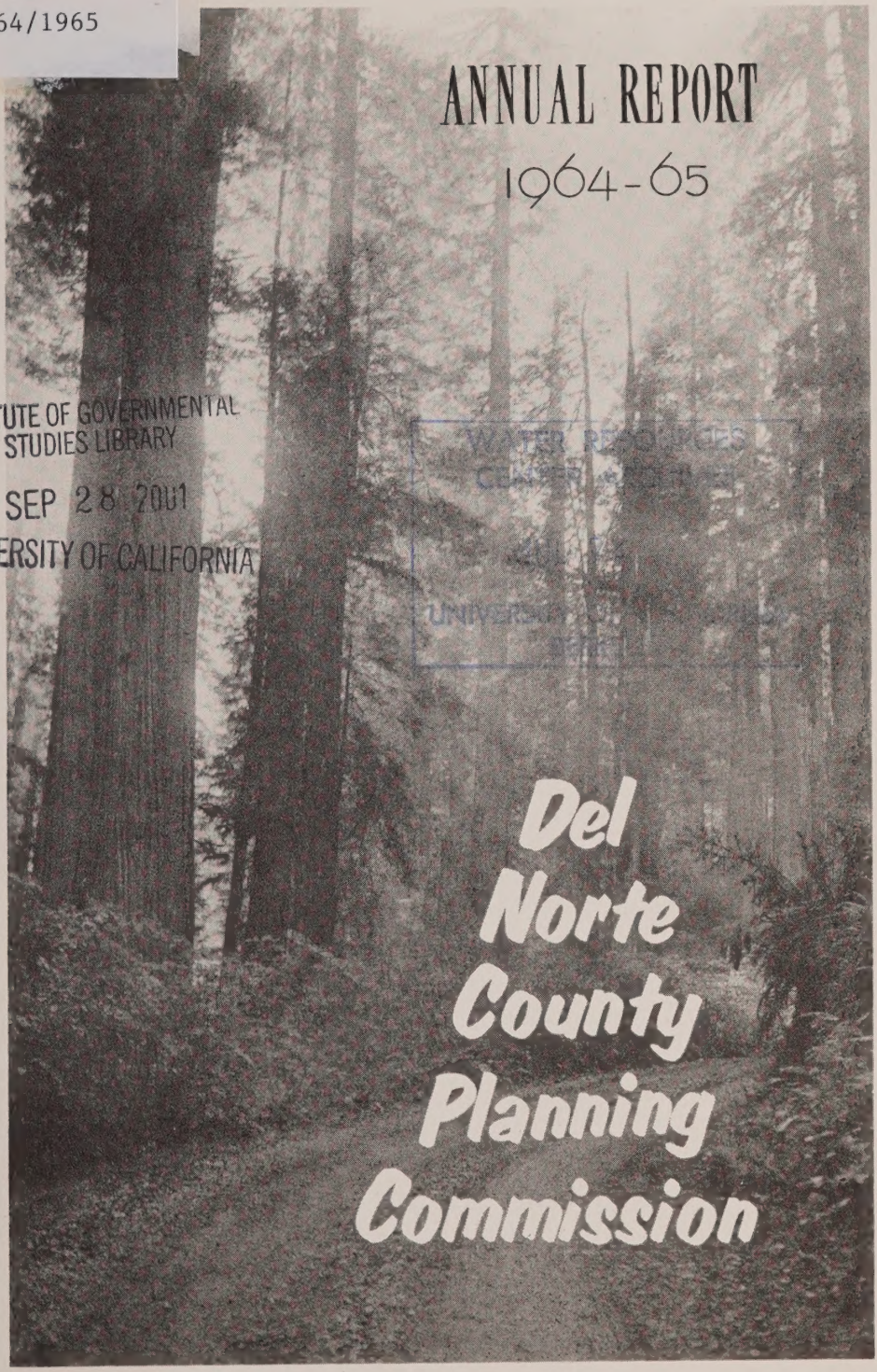

ANNUAL REPORT
1964-65

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Del Norte County Planning Commission

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ANNUAL REPORT
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Del Norte County Planning Commission

DEL NORTE COUNTY
Planning Commission
COURTHOUSE
Crescent City, California 95531

J. R. HULBERT, Jr.
Chairman
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
LAVERNE M. NELSON
Consultant
"
INgersoll 4-2161
INgersoll 4-2323

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

The Planning Commission of Del Norte County respectfully submits its Annual Report for the year 1964-65 as required by the Planning Act of the State of California.

Comparable to the tidal wave of the fiscal year 1963-64, we have been hit by floods which have increased the work load of the Commission.

Considerable time has been spent this year in problems concerned with zoning, location of trailers in suitable areas, processing of zoning changes and use permits, and making zoning studies and recommendations for Public Safety Zoning in the Klamath area.

As a result, the final draft of the General Plan and Recreation Development Plan was not submitted for approval until the end of the fiscal year.

The Planning Commission has very good cooperation from other County Departments in the performance of the various duties accomplished throughout the year.

We also wish to take this opportunity to thank the members of the Board of Supervisors for their support of the activities of the Planning Commission. Supervisor Harold Del Ponte, as an Ex-officio member, has aided the Commission immeasurably with his advice and recommendations.

Very truly yours,

DEL NORTE COUNTY PLANNING COMMISSION

J. R. HULBERT, JR., Chairman

LaVERNE NELSON, Consultant

COUNTY OF DEL NORTE

1964-65

-o-

BOARD OF SUPERVISORS

Harold Del Ponte, Fifth District

Thomas F. McNamara, First District
Bernard McClendon, Second District
Andy L. Mellon, Third District
Wallace V. Hight, Fourth District

-o-

PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

John W. Short, Crescent City
Dr. W. C. Eichner, Crescent City
Benny Beasley, Fort Dick
LaVerne Nelson, County Surveyor, Ex-officio
S. Andrew McBeth, Klamath
Everett K. Hursh, Smith River
Supervisor Del Ponte, Ex-officio
Joe Creisler, Sanitarian, Ex-officio

-o-

STAFF

LaVerne Nelson, Consultant
Cliff Niesen, Assistant Consultant
Dorothy Sinclair, Secretary
Wm. W. Speer, County Counsel

-o-

OFFICE

Room 22, Courthouse, 450 H Street, Crescent City INgersoll 4-2323

-o-

MEETINGS

Regular meetings are held at 8:00 p.m. on the first Wednesday and the third Tuesday evening of each month in Room 22, Courthouse, Crescent City.

BUDGET

	Expended 63-64	Allowed 64-65
SALARIES:		
Secretary	$ 600.00	$ 600.00
SERVICES & SUPPLIES:		
Communications	- - - -	25.00
Office Expense	199.04	250.00
Professional & Specialized Services	2,730.63	3,000.00
Publications & Legal Notices	41.34	200.00
Transportation & Travel	1,395.96	1,800.00
TOTAL	4,966.97	5,875.00

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COUNTY OF DEL NORTE

1964-65

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TOTAL	4,966.97	5,875.00

GENERAL

The year of 1964 will be long remembered as the year of the floods in Del Norte County. The first half of the fiscal year, in addition to our normal work load, was devoted to completing the work created by the Good Friday seismic wave. After the flooding of the Klamath and Smith River watersheds in December, much time was taken up with zoning and studying problems relating to flood plain zoning of the Klamath area, the relocation of displaced persons, and the processing of Use Permits and Building Permits connected with reconstruction throughout the County.

ZONING

The flooding of the Klamath River was so intense that much of the area of Klamath Glen and the entire Town of Klamath were washed down the river. The Douglas Memorial Bridge on U. S. Highway 101 was broken and swept away by the onslaught of water and drifting debris. As a result, in order to protect the people of the area and pave the way for flood protection, a study and recommendations were made for the Flood Plain Zoning of the area. Because of the structure of our zoning ordinance these areas were zoned as Forest Recreation-Public Safety combining districts. These districts permit trailer parks, trailer use, and recreational activities which are restricted by the Public Safety zoning provisions. Many public hearings were held in conjunction with these Public Safety zones as there was considerable dissention among the populace.

The flooding of the Smith River caused extensive property damage to roads, farmlands, recreational sites, and numerous private residences.

Considerable work was created by the desire of residents to use land in a manner that was not in agreement with the zoning requirements. Much of this was created by the influx of trailers loaned by the Federal Government to Del Norte County for the use of displaced residents.

The location of numerous trailer parks required recommendation and/or approval of the Commission because of the increase of trailer occupancy. These trailers also created the necessity for establishing a "T" Zone which is a district formed for the exclusive use of trailer owners who wish to own their own property.

Four districts were rezoned during the year. Elk Valley Zoning District went through a major revision whereby all areas were considered for land use and rezoned accordingly. A small area was rezoned along Northcrest Drive to permit a trailer court to be built, a two block area of Roosevelt Tract was rezoned and a portion of the R-1 district north of Cowley Subdivision was rezoned to A-2 use.

Two areas adjacent to the City of Crescent City were annexed to the City. These consisted of an area south of town extending along U. S. Highway 101 from the former city limits to King Street. The other area included the cemeteries, county fair grounds, and businesses on U. S. Highway 101 from the former city limits to Cooper Street.

SUBDIVISIONS:

Three new subdivisions were approved: The Forks Subdivision consisting of 8 lots, Pelican Beach Palisades Subdivision, consisting of 20 lots, and Hunter Valley Subdivision, consisting of a total of 88 lots, 49 of which were designed for trailers.

There were three amended Subdivision maps filed, making a total of six Subdivisions processed.

During the year the number of lots into which a parcel of land could be split without coming under the control of the County Subdivision Ordinance was increased from 3 to 5. To a large extent the problems which might have occurred because of this change were eliminated by the passage of a Lot Split Ordinance. Under this ordinance the County hopes to see that all lots created in the future will have adequate right-of-way and sufficient drainage.

ROADS

The Planning Commission heard a presentation by the State Division of Highways for the re-routing of U. S. Highway 199 from U. S. Highway 101 to Hiouchi, and suggested the acquisition of property for the future construction of an access at Walker Road for the easy ingress and egress to the State Park and an eventual county road running along the south bank of the Smith River.

GENERAL PLAN

The General Plan and Recreation Development Plan was finalized and sent to the Board of Supervisors for approval at the end of the fiscal year.

Near the end of the fiscal year the Planning Commission started reviewing the proposed General Plan and Recreation Development Plan for the County. Particular attention was given to the consideration of a proposed State Park Plan and a proposed National Park Plan. The Commission was unanimous in concluding that the 70% of the county lands already owned by the State and Federal Government was more than sufficient to provide Redwoods forever as well as recreation. It is extremely important, though, that the development of the lands proceed at a much faster pace than in the past since at present the State has developed only 100 acres of all its properties.

TRAILERS IN R-1 ZONES

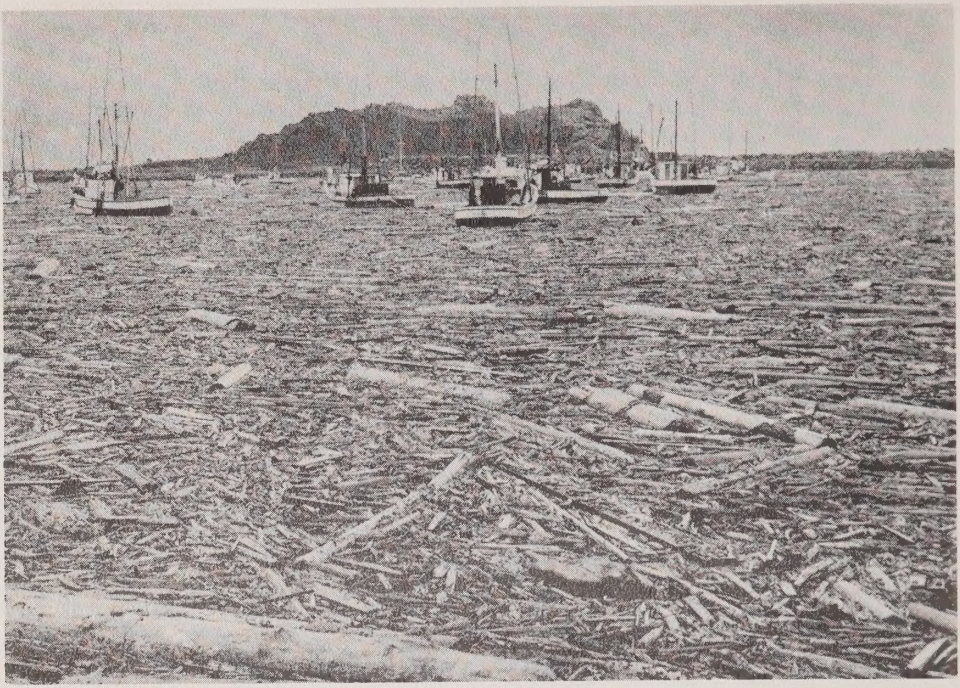
Due to the influx of temporary trailers into the County, the grace period for the removal of trailers in R-1 zones was extended to August 31, 1965, and a registered letter was sent to all trailer owners within the R-1 districts advising them of the new expiration date.

VARIANCES

Three variances were approved during the year. One variance was for a rear yard setback of 6 feet in place of the required 20 feet. This was on a corner lot. The second variance was for a front yard setback to permit expansion to an existing residence. The third variance was for reconstruction of a carport blown down in a high wind.

USE PERMITS

There were a total of 20 Use Permits processed of which 16 were approved, 2 were denied, and 2 were withdrawn.



LOG FILLED Crescent City harbor after the December 22nd flood.

YOU CAN WALK to the lighthouse on driftwood, all brought in by this storm.

THE ABOVE PICTURE was taken about 2 p.m. Wednesday of the town of Klamath. There were four buildings on the main street at that time, the one that is not visible is the Ramos Store. Notice the south end of the Bridge.

LOOKING SOUTH toward the Klamath River, this is the main street of Klamath.

STREET ABANDONMENTS

Upon recommendation of the Planning Commission two streets were abandoned in the Roosevelt Tract, a one block (660 feet) section of Oregon Street to make way for a proposed shopping center, and one block section of Orville Street to eliminate a small block and a bad street corner situation.

BUILDING PERMITS PROCESSED

During the year the Planning Consultant processed 254 building permits and the Commission approved 5 building plans for construction in zoned areas. One of the building plans approved was for a Lodge Hall in an R-1 zone which had been denied the previous year.

BUDGET

Under the budget as requested for the year 1965-66, the Planning Commission will, for the first time, be assigned an employee from the Consultant's office who will spend half of his time on Planning Commission business. This should permit us to keep ahead of current problems and we hope this will permit us to spend some time on our long range projects. It is, however, felt that before too many more years it will be necessary to have a full time Planning Director.

IN CONCLUSION

The Commission's activities during the year just concluded seemed to be repeitious of the previous year because of the December flood. Meetings were continued on a twice a month basis and the work load appears to require the same schedule in the future. A great deal of work has been accomplished and there is much more to be done, as indicated in the following work schedule for 1965-66.

PLANS FOR 1965-66

1. Adoption of the revised Zoning Ordinance.
2. Rezoning as required.
3. Coordinate Recreation Planning with the Recreation Department.
4. Continue coordination with the Klamath Community on the relocation of the Klamath Townsite.
5. Continue to process Use Permits and Variance applications.
6. Continue cooperation with the City, other County offices, and other Planning Agencies.

SUMMARY

REGULAR MEETINGS HELD	24
PUBLIC HEARINGS HELD	40
DISTRICTS REZONED	4
VARIANCES — Recommended for approval	3
USE PERMITS — Approved	16
Withdrawn	2
Denied	2
BUILDING PLANS APPROVED	5
BUILDING PERMITS — Checked for zoning regulations	254
SUBDIVISIONS — Tentative Maps approved	3
Final Maps approved	6
ABANDONMENTS (alleys, streets) Requests recommended for approval	2

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